

Maples & Associates, Inc.

www.maplesinc.com • P.O. Box 893 • Lampasas, Texas 76550 • (512) 556-2078 • (512) 556-0500 fax • Firm No. 10097700

Thomas G. Allen Survey

A = 22

County Road 146

S71°52'25"E 1159.87'
(S70°56'E 2358.9')

George W. Jackson Survey

A = 586

19.28 Acres

Jeffrey Joseph Gauthier
(214.173 acres)
Doc. No. 186984

Jeffrey Joseph Gauthier
(214.173 acres)
Doc. No. 186984

Thomas G. Allen Survey

A = 22

N16°54'28"E 522.92'
(N19°00'E 1541.9')

County Road 146

S18°41'08"W 187.80'

with cap marked
"MAPLES RPLS 5043"

N52°31'35"W 672.31'

Gilpatrick Suarez, et al
(51.75 acres)
Doc. No. 306902

S88°47'18"W 564.02'

Geodetic bearings derived from GPS observations.



RECORD LINE TABLE

LINE	BEARING	HORIZ DIST
L1	N48°38'E	76.1'

LINE	BEARING	HORIZ DIST
L1	S44°12'27"W	17.13'
L2	N43°34'10"E	76.88'

LEGEND

- 1/2" Iron Pin Set with cap marked "MAPLES RPLS 5043"
- 1/2" Iron Pin Found
- ⊕ 4.5" Pipe Post
- ⊗ 2.5" Pipe Post
- x- Wire Fence
- - - - Patent Survey Lines
- ← dist. Distance and direction from fence to deed line
- () Record Call

PLAT OF A TRACT OF LAND IN CORYELL COUNTY, TEXAS.

Being 19.28 acres of the George W. Jackson Survey, Abst. No. 586 in Coryell County, Texas, and being part of a 214.173 acre tract of land described in a deed from Mary Anne Gauthier to Jeffrey Joseph Gauthier, dated August 25, 2005, recorded as Doc. No. 186984 of the Official Public Records of Coryell County, Texas.

A legal description of even survey date herewith of the tract shown hereon accompanies this plat.

Surveyed on the ground on February 17, 2020.



Paul W. Maples, RPLS
©2020 All rights reserved.
Job No. 180429

Maples & Associates, Inc.

www.maplesinc.com • P.O. Box 893 • Lampasas, Texas 76550 • (512) 556-2078 • (512) 556-0500 fax • Firm No. 10097700

LEGAL DESCRIPTION OF A TRACT OF LAND IN CORYELL COUNTY, TEXAS.

Being 19.28 acres of the George W. Jackson Survey, Abst. No. 586 in Coryell County, Texas, and being part of a 214.173 acre tract of land described in a deed from Mary Anne Gauthier to Jeffrey Joseph Gauthier, dated August 25, 2005, recorded as Doc. No. 186984 of the Official Public Records of Coryell County, Texas; said 19.28 acres being more particularly described as follows;

BEGINNING at a 2.5 inch pipe post on the east line of County Road 146 and the west line of said 214.173 acre tract, being the northwest corner of a 51.75 acre tract of land described in a deed to Gilpatrick Suarez, et al, recorded as Doc. No. 306902 of said official public records;

THENCE with the east and south lines of said County Road 146, with the west and north lines of said 214.173 acre tract, and along the general course of a fence as follows;

North 16° 54' 28" East, 522.92 feet to a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set at a fence corner;

North 43° 34' 10" East, 76.88 feet to a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set at a fence corner;

South 71° 52' 25" East, 1159.87 feet to a 2.5 inch pipe corner post at the northeast corner of a field;

THENCE along the general course of said field fence as follows;

South 18° 50' 50" West, 612.84 feet to a 4.5 inch pipe gatepost;

South 44° 12' 27" West, 17.13 feet to a 4.5 inch pipe gatepost;

South 88° 47' 18" West, 564.02 feet to a 2.5 inch corner post for a corner on the north line of said 51.75 acre tract;

THENCE North 52° 31' 35" West, with the north line of said 51.75 acre tract and along the general course of a fence, 672.31 feet to the PLACE OF BEGINNING, as surveyed on the ground on February 17, 2020, by MAPLES & ASSOCIATES, INC., and as shown on an accompanying plat of even survey date herewith.

Paul W. Maples, RPLS
©2020 All rights reserved.

